



Allandale Neighbor

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ANNOUNCEMENTS

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Allandale Neighborhood
Association
and Allandale Neighbors

It's a Done Deal!

Janis Reinken

The Allandale Neighborhood Association is thrilled to announce that, thanks to the combined efforts of Allandale neighbors Scott Ehlers, Ranleigh Hirsh, and Billy McMullen, the ANA website now offers member access to copies of deed restriction files for subdivisions in Allandale.

The deed restrictions contain building guidelines relevant to property setback distances, size and height parameters, subdivision factors, and other construction-

based criteria within the respective subdivisions. In general, zoning changes do not override the deed restrictions, which are

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Allandale's Contribution to Surviving the Summer Heat

Kevin Smith, ANA Past President (2018-19) and Scott Ehlers, ANA Past President (2017-18)

Did you know that on the eastern edge of Allandale lies a bit of national history? The portion of Allandale roughly bounded by Daugherty Street, Park View Drive, Nasco Drive, and Twin Oaks Drive, was part of a 1954 experiment called the Austin Air Conditioned Village (ACV). The ACV was a joint venture among the National Association of Home Builders, the University of Texas, the National Warm Air Heating and Air Conditioning Association, air-conditioning manufacturers, and architects. The purpose of the ACV was to prove that air conditioning could be successfully integrated into homes that were affordable for the middle class to buy

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Opinion: How Is the Election Impacting Kids?

Elizabeth Falkin, Allandale middle school student

Once every four years we all wait on that special night. Who will it be? Will it be fair? Which swing states are going to turn which color? Most adults have preferences on who they want to lead, but how do their choices affect their children?

CONTINUED ON PAGE 7

More from Elizabeth: What's Your Element?

Elizabeth Falkin, Allandale middle school student

What's your favorite color?

- a. Blue-green
- b. Green-yellow
- c. Red-orange
- d. Grey-white

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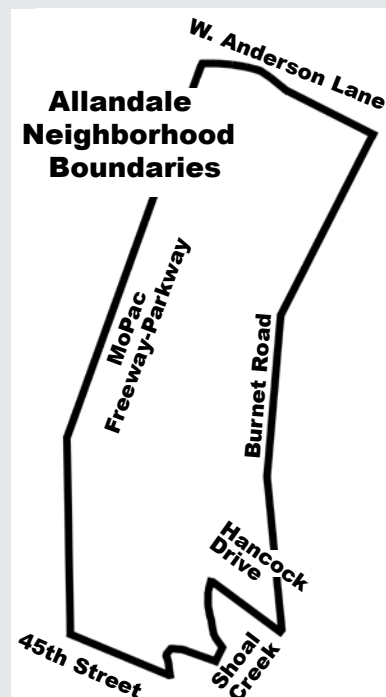
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Diana Wheeler, ANA President, (512) 699-1848, Allandale.neighborhood@gmail.com

Amy Wright - new Vice President
Dan Eden - new Treasurer

I'd also like to welcome our newest board member, Hans Magnusson, who filled a spot that had been vacant for several months. Hans was born and grew up in Stockholm, Sweden. After many long winters and brief 15-minute summers, he got a one-way ticket to Austin to discover sunshine, music and the curious measure of distance called a six-pack. Hans has been in the high-tech industry since arriving in Austin. He lived in exurbia until he met an inner-city snob who convinced him that city life is where it happens. He and his partner Catherine decided to build a house in Allandale. Since they both survived the three years of design and construction, it surely was meant to last. After eight years in Allandale, they

are happy to call the decision to move a success, if not bliss. Hans's interests are in engineering, arguing with lawyers, rallying neighbors to fight invasive plants, and meeting neighbors for drinks. He serves on the ANA Zoning Committee. ☼

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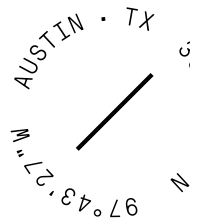
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Allandale’s Contribution to Surviving the Summer Heat

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and operate. The test homes had a unique mix of air-conditioning compressors, vents, and duct layouts. For more information, please look at this article on Atlas Obscura, authored by Allandale’s Ian Shaw: (<https://www.atlasobscura.com/places/austin-air-conditioned-village>)

During the opening weekend for the ACV in June 1954, an estimated 35,000 visitors toured the newly completed houses, including staff from the Federal Housing

Administration (FHA) and the Department of Veterans’ Affairs (VA). Our ACV is unique in that it featured leading air-conditioning manufacturers in a collaborative effort with the homebuilding industry, and it was the first test village built on such a large scale. One of the outcomes of our ACV was the influence it had on the FHA and VA’s loan practices. Until the completion of the ACV, neither agency had developed uni-

form policies for the financing of air-conditioned homes, and often required higher personal incomes for loans on homes that contained air conditioning. This income restriction was due in part to the lack of reliable data on air-conditioning operating expenses. The research findings from our ACV helped supply the missing data. In the next newsletter, we will talk about a proposed national recognition for our ACV! ☺

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embodied in the property ownership rights and are enforceable by subdivision residents.

In 2019, the ANA began efforts to retrieve accurate copies of the deed restriction files for Allandale neighborhood subdivisions, replicated from the Travis County Clerk real property archives. The project was launched with help from professors of the UT Management Information Systems MIS 374 course, when the ANA was accepted as one of the non-profits to receive project development services from students in the program. Professor Caryn Conley matched five students with ANA, who have since graduated from the UT McCombs School of Business.

These students, Roshini Saravanakumar, Daniel Miyares, Rachana Jadala, Sunay Nanavati, and Raza Retiwala deserve great praise for their efforts. Scott Ehlers, former ANA President, worked with them during the Spring 2019 semester to plan and develop the website in order to associate the Allandale subdivisions and deed restriction files with property addresses.

Since then, some neighbors have provided their deed restriction files for the project, local title companies provided some assistance, and former ANA Board Member Ranleigh Hirsh collected copies of deed restrictions and plat maps from the Travis County Clerk and Austin History Center. Ranleigh also volunteered many more hours of her computer skills in building the website.

Responding to an article in the ANA Newsletter, Allandale neighbor Billy Mullens volunteered his resources and staff at Capstone Title Company to bring the project home. Ranleigh identified the files still needed, then Mullens and Capstone Title staff provided her with many dozens of deed restriction files that she has since incorporated in the website. The deed restrictions of almost every Allandale property are now available online in PDF format to members of the Allandale Neighborhood Association.

The ANA Board extends a colossal “thank you” to Billy Mullens for stepping up to help complete this project, and to Scott Ehlers and Ranleigh Hirsh for their ongoing dedication and efforts to make it happen.

To access the deed restriction files, go to <https://allandaleneighbor.com/deed-restrictions>, sign in to your ANA membership account, and search for an address or click on the map to download the file for your property or another property in the neighborhood.

ANA thanks Billy Mullens and his staff at Capstone Title Company for help on this project! ☘



Opinion: How Is the Election Impacting Kids?

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Babies learn how to do things by mirroring their parents’ every move. They learn how to walk, speak, and clap their hands by following their lead. The same goes for opinions. When a child is growing up in a home with certain preferences, they are usually going to absorb that information and inherit the same preferences. This implies that the choices parents make about their political predilections rub off on their children. Especially when kids are young, they don’t tend to understand much about politics, so they go along with what their parents say and think, even though they don’t know what everything means.

This election, more kids and teenagers have been clued in to the news. This is because the current election will determine so much, and it will impact the next four years of their lives drastically. As a preteen myself, I advise you, the parent, to give your kids room for their own opinions. After all, it’s their future you’re fighting for. ☘

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Common questions we get:

How does our spending compare?
How can we pay less in taxes?
Is our college fund on track?
How should we invest our 401k?
Do we have the right insurance?
What about wills and trusts?
Can we afford to remodel or move?
Should we buy a rental property?
Should we just use index funds?

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More from Elizabeth: What's Your Element?

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Do you prefer to...

- Daydream/give gifts
- Solve problems/give advice
- Party/make differences
- Go with the flow/design

You would say you are...

- Artistic, imaginative, and compassionate.
- Reliable, grounded, and logical.
- Passionate, outgoing, and visionary.
- Optimistic, flexible, and honest.

When put under pressure you...

- Experience anxiety.
- Weigh your options.
- Go with your gut.
- Try your best.

When in a fight with a friend you...

- Try to see the other side of the argument.

- Try to fix it.
- Focus on how you feel.
- Apologize and explain your feelings.

Mostly A's:

Your element is water! You are compassionate and care about others. You find pleasure in making yourself busy with creative things like writing and drawing. Sometimes you are emotional and sensitive in both positive and negative aspects. You are often in your own "world" and can be very imaginative.

Mostly B's:

Your element is Earth! You are smart and logical. People tend to find you loyal and trust you with many things. You are also very sensual and take time to appreciate life through all the physical senses of sight, smell, sound, taste, and touch. You can be trusted to get a job done without getting distracted. Sometimes, when regarding other people's feelings, you jump to conclusions and don't always

take their feelings into account. You are stubborn and a perfectionist.

Mostly C's:

Your element is fire! You are extroverted and enthusiastic. You are very inspired and passionate. Leadership is in your blood. Sometimes you are spontaneous and can be considered intuitive. You tend to be a tad dramatic, but that can be a good thing. Sometimes you are an over-achiever and can be bossy. You like to go with your gut and are very sprightly and fun to be around.

Mostly D's:

Your element is wind! You are flexible and like to look on the bright side of things. People can trust you to be frank with them. You are often worried about what other people think of you, but you also make sure people know that you care about them. You are determined and sometimes shy. ☼

Allandale Eating – Quick Bites

Robert E. Mace, Dining from Daugherty

Call it what you will (Covid fatigue?), but we finally ventured out and ate at a restaurant for the first time since March, partaking of the ample patios at Fresa's on South First, Texas French Bread near campus, and Kinda Tropical in far east Austin. It was kinda wonderful to be back at a table again! While eating at a restaurant outdoors is not risk-free (the highest risk is probably from whom you eat with and guests unable to follow instructions to wear a mask when leaving their table), it was nice to taste some normalcy. A number of Allandale establishments have also been making good use of their outdoor eating accommodations or, like the Peached Tortilla and Taco Flats, have enhanced their offerings.

Speaking of Allandale eating, the hip Chinese restaurant Old Thousand is now open for take-out at 4805 Burnet Road. I also just noticed that Tatsumi, a Japanese restaurant at 2700 West Anderson Lane, is also now open after a long, Covid-induced delay. A burger speakeasy located

inside Zen at 2900 West Anderson Lane recently opened and is called Luck's Wagyu Burger Shoppe. If you can find the menu at Zen's webpage, Luck's Asian-forward burgers and chicken sandwiches are available for pick-up or delivery. Kitchen United Mix now sports Bubble House, Pastabilities, Hurricane Wings, Buffalo's Express, and Fatburger. I also just noticed during a walk that Brooklyn Pie Co. has taken over Do-Rite Barbecue's former location at 2207 Justin Lane, next to LaLa's Little Nugget.

Shortie's Pizza and Grinders, baking up New England Greek-style pizza, is set to



The Texan (with tomato)" from The Chicken Salad Shoppe

take over Be More Pacific's spot at 7858 Shoal Creek Boulevard any day now. Meanwhile, we wait with unsated breath for Rise (The Grove), Wingstop (2900 West Anderson Lane), Tony C's Pizza & Beer Garden (2900 West Anderson Lane), Three Little Bears Clubhouse (2900 Anderson Lane), and Bird Bird Biscuit

(1401 West Koenig Lane) to open.

Kudos-wise, Eater Austin shouted out to the Peached Tortilla and Tso Chinese Delivery as two of "38 Standout Dining Destinations in Austin," and Kitchen United Mix and Jewboy Burgers (now at 5111 Airport Boulevard) as two of "19 Exciting Austin Restaurants to Check Out Right Now." Thrillest identified the "The Wundershowzen" at Juiceland, "Southern Fun" at the Peached Tortilla, "Lovely Day Egg Sandwich" at Bird Bird Biscuit, "Oy Vay Guey (Way) Burger" at Jewboy Burgers, and "Coconut Cream Pie" at Chez Zee American Bistro as among "The 30 Most Essential Austin Experiences."

With new openings at Kitchen United Mix comes some closures there as well, including (sadly) El Dorado Torta y Taco Co., Hawt Chicken, and Sustain Burger. Eater reported the impending closure of Seoulju's outpost at the Mix by November

21 (but it's still open as of the 28th). Our Yogurtland (2525 West Anderson Lane) closed as well.

Speaking of being Covid'd, our little neighborhood newsletter has been hurting for ad income, so we've had to go on a diet around here (something that is anathema to us at Quick Bites Inc.). As a consequence, we've not been able to publish a restaurant review with each issue. But rest assured, my hungry foodie fans: you can find full reviews of The Chicken Salad Shoppe, Kitchen United Mix, and much more, at www.austinwanderlist.com. I've also included a review of our neighbors' restaurant, Kinda Tropical, at the site. If you live in Allandale proper and own or chef at a restaurant elsewhere in town, please let me (bubba67@mac.com) know, and I will give your kitchen a shout-out (if not, at some point, a review). Support our local restaurants! ☼

Block Captains needed!

Contact allandalesocial@gmail.com for more info.

Gullett Good News

Amy Rostvold



As this unconventional school year heads to winter break, it's important to reflect on the things that are making this year special, and welcoming for our Geckos. Our amazing PTA president, Michelle Garel, has been hard at work creating socially distanced outdoor learning spaces for students who are learning on campus. A team of volunteer parents constructed child benches for the spaces, and children spray-painted blue and green geckos on them for extra school spirit. Not only are these outdoor classrooms super cute, they also afford children the wonderful opportunity to learn outside in nature, and they help keep everyone safe in the ventilated outdoors. Michelle also has been busy tidying and beautifying our unique

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Gullett Good News

CONTINUED FROM PAGE 9

campus with a fresh coat of paint on our buddy benches (complete with inspirational quotes), new tree rings and labels using leftover bricks and stones, and a bright green and blue fence bordering the outdoor learning space outside the library. Additionally, parent volunteers painted a book-themed mural on the portable buildings outside the kindergarten ramp. For children learning at home, teachers have provided at-home learning kits (our second kit this year!) filled with supplies for optimal virtual learning. We know this year has brought so many challenges, but we take pride in our strength as a community. It's amazing to see how hard everyone has worked to make sure our children are nurtured and our faculty and staff are loved and supported. Geck-os, we've got this.

For more information, please visit the Gullett school website at <https://gullettgeck-os.com> or check out the principal's newsletter at <https://www.smores.com/4fqcm> ☞

All About Lamar and Mac

Laura Beck



As we approach 275 days of "Coronation" with many kids not being live in a classroom since March 12, school life is honestly just a hot mess. We are all doing the best we can, and students, parents, and teachers have turned into superheroes since March 13.

But last spring, we muddled through just ten weeks, and did so because we saw the finish line of summer. We never expected anything but "normal" by the time we got through summer and to the first day of school. Joke was on us! And here we are.


As we come to the midway point of the school year (which is honestly just over 33% through the 36-weeks, I hate to tell you), we see more of the same for the second half. Many of us will be keeping our kiddos home and in remote school for the rest of this school year, or as long as AISD allows. And let's be real here: the ultimate decision-maker is TEA (the Texas Education Agency), not AISD.

The kiddos who are going to school live are in a bizarro-world of masks, six-foot distancing, and clear partitions or shields separating them from each other, as if they are playing "bank teller" all day. Watching kids "play" at recess in masks, far apart from each other, and only able to use a football because they all have on plastic gloves is 2020 in a nutshell.

We still don't know if there will be spring STAAR tests or not. If there are, a test that is already flawed, biased, and an inaccurate measure of the capabilities of students will be even more inaccurate after a full year of weird-school.

Through all of this, the teachers and staff at our Allandale schools have been breaking their backs to keep students learning, engaged, and cared for. Lamar and McCallum are led by principals Megan Tesano and Nicole Griffith, respectively, who are rock stars figuring out schools pretty new to them, in a world that's new to all of us. At both Lamar and Mac, there have been virtual concerts, performances and recitals, endless Zoom meetings, and as many live sports as allowable. Teachers have added lunch bunches, book clubs, tutoring, and more office hours than on the days' schedules to make sure students get one-on-one support and love.

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All About Lamar and Mac

Continued from page 10

My daughters, one at Lamar and one at Mac, feel they are learning as much this year as any other year, and in some classes, more! They claim it's going pretty well, and boy, do they appreciate the teachers who get a little silly, a little goofy, and, dare I say, a little dorky. Turns out us nerds shine on Zoom; at least we make it worth paying attention!

At this time of year, please remember the teachers and staff who have been living a surreal life since August 18 (really since March 13), and adjusting pretty darn well to teaching Allandale's kiddos through all of this.

Teachers: We SEE you. We appreciate all you are bringing to our kids every single day. We are grateful for all you do. We know this has been a challenge you will never forget, and we hope for some relief and normalcy before the 2020-21 school year concludes.

For more on Lamar happenings, please see www.lamarmiddleschool.org.

For 5th graders applying to Lamar Fine Arts Academy, go to: <http://www.lamarmiddleschool.org/fine-arts-academy>.

This SMORE will be particularly helpful: <https://www.smores.com/fwsjk>.

Applications are due January 15 and notifications are March 12.

For Mac: we are still seeking a writer for the McCallum column in each issue of the newsletter, and we welcome Mac parents OR students! In the meantime, check the website for current information (mccallumhs.com) or follow Mac Journalism either online (macshieldonline.com) or on Instagram. The McCallum counselors' website is also a great reference: <https://www.maccounselors.com/rising-9th-grade>. ☼

Neighborhood Watch: Visibility Reminder

Julie Peckham

Are you an early-morning or post-dusk walker or bike rider? It can be difficult for drivers to see you easily if you are wearing dark clothing or don't have reflective garments or a light on. You may be able to see well, but a driver who is older or who has glare in their eyes may not see you. Remember to walk on a sidewalk if there is one and, if not, to walk facing traffic. If you are cycling, ride in a bike lane if possible. Drivers may not expect you in the traffic lane, but if that is where you need to ride, be sure to have lights on the front and back of your bike and wear light-colored or reflective clothing. Stores that sell sporting goods carry reflective vests and bike lights, or use a flash-

light if you are walking. With fewer daylight hours, being visible to others in little to no lighting is paramount to staying safe.

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Real Estate Round-Up

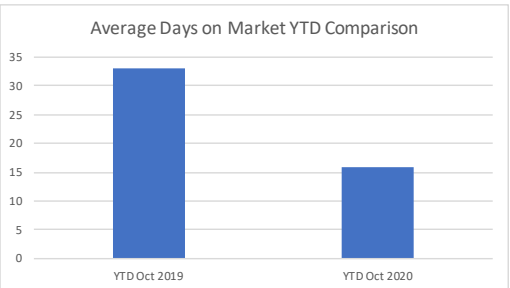
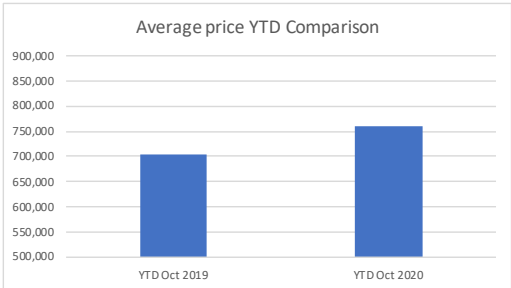
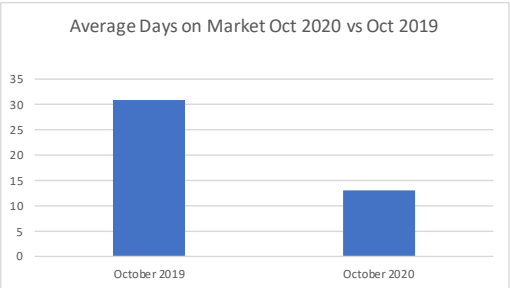
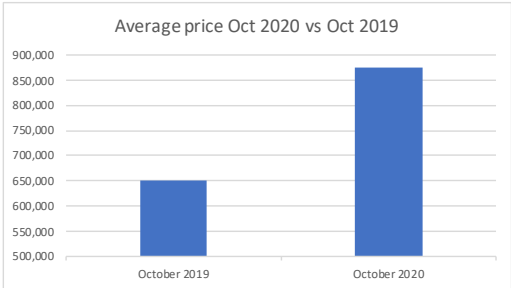
Debbie Trominski

While we've been stuck at home during this pandemic, our homes have been appreciating right under our feet. The Austin real estate market is experiencing a confluence of historically low inventory and interest rates, which are acting to push prices up. Allandale is also experiencing these same market forces, but to a greater extent, thanks to our very desirable location. During October 2020, the average selling price in Allandale was \$874,623, which is 34% more than October one year ago. Houses have been taking only 13 days to sell, versus 31 days in October 2019, which is a 58% decrease. The bigger picture of YTD sales through October show an average sales price of \$759, 902, which is 8% more than the same period in 2019. On a YTD basis, days on the market has gone down by

52%, for a current year average of only 16 days. Keep in mind that the inventory was also very low in 2019, so these 2020 statistics are indeed exceptional.

In other news, thanks to all of you who

came out to enjoy Kona Ice at my place this summer and fall! There is more to come in 2021, and the whole neighborhood is invited. ☼



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Bug Off! Widow Spiders

Wizzie Brown

Four species of widow spiders can be found in various parts of Texas. Southern widows, western widows, and northern widows look remarkably similar to each other, while the brown widow is easy to discern from the other widows in the state. Brown widow spiders are not native to Texas; they originate in Africa. They have been naturalized, and can be found in various parts of the state.

Female brown widows can vary in color from light brown to gray with a reddish-orange hourglass on the underside of the abdomen. Lighter-colored females may also have white markings on the upper side of the abdomen. Legs have alternating bands of black/dark brown and light brown.

Southern widows, western widows, and northern widows tend to be dark grey to black in color. Northern widows may completely lack an hourglass, or may have two red lines in place of an hourglass. Southern and western widows have an

hourglass or two triangles on the underside of the abdomen. On western widows, the back triangle may be somewhat larger than the front. All three of these widows may have a reddish-orange spot on top of the abdomen, just above the spinnerets. Nevertheless, widow spider coloration can vary wildly.

Widow spiders do not like being in the open. They can often be found outdoors, in protected areas such as rainspouts, shrubbery, firewood piles, or unused grills or BBQ pits. It is also possible to find them in garages, cellars, crawl spaces, attics, furniture, or electric or water meter boxes. Widows are shy creatures, and people are often bitten when they accidentally disturb a web.

The bite of a black widow sometimes is not noticed, but when it is, it often feels



Female Brown Widow

like a pinprick. The bite location will have two red marks surrounded by redness and swelling. The bite reaction is systemic, and intense pain usually occurs within one to three hours and continues for around 24 hours. Other symptoms include tremors, nausea, vomiting, leg cramps, abdominal pain, profuse perspiration, and a rise in

blood pressure. It is also possible for breathing difficulties and unconsciousness to occur. If bitten by a black widow, immediately seek medical attention.

When working around the house or in the yard, it is best to wear leather gloves to avoid being bitten by venomous arthropods. The easiest way to remove widow spiders is with a vacuum. Make sure to shake out shoes, clothing, and linens that have been in storage.



Black Widow

For more information or help with identification, contact Wizzie Brown, Texas AgriLife Extension Service Program Specialist at 512.854.9600. Check out my blog at www.urban-ipm.blogspot.com

This work is supported by Crops Protection and Pest Management Competitive Grants Program [grant no. 2017-70006-27188 /project accession no. 1013905] from the USDA National Institute of Food and Agriculture. ☼

Block Captains needed! Contact
allandalesocial@gmail.com
for more info.

Lettuce Recycle: Online Shopping – A Holiday Recycling Challenge!

Dena Houston

The pandemic has forever changed many of our shopping habits. Online shopping has become the “go-to” for many of us, for safety as well as convenience. Online shopping, however, creates all kinds of recycling challenges. My holiday gift to you is some guidelines to help with this recycling process.

Brown Mailing Envelopes Lined with Bubble Wrap or any other type of padding – Place in the trash can. They are mixed materials that cannot be separated for recycling.

Brown Packing Paper – This goes into the recycling bin.

Bubble Wrap and Air Pillows – These go into the plastic bag collection bins. Remove the air from the air pillows. Bubble wrap in good condition can go to mail packaging stores. Call ahead of time to be sure they have space for them.

Cardboard Boxes – These go into the recycling bin. If there are more boxes than will fit in the bin with the lid closed, they can be folded and set next to your

blue bin. They will be picked up at no extra charge.

Cellophane – This goes into the trash can.

Crinkle Cut Paper – Like shredded paper, it cannot go into your recycling bin, but instead can go into your green compost can. Please put in a paper or compostable bag.

Plastic Mailing Envelopes Lined in Bubble Wrap – Take these to the plastic bag collection bins.

Styrofoam – Blocks, chunks, meat trays, takeout containers, sheets, and pouches are accepted at the Recycle & Reuse Drop-Off Center (RRDOC).

Styrofoam Peanuts – Shipping peanuts are not accepted at the RRDOC. Mail packaging stores will take these. Call ahead of time to be sure they have space for them.

Tissues Paper and Wrapping Paper – This can go into the recycling bin. Wrapping paper with glitter or foil is not recycling.



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Lettuce Recycle: Online Shopping – A Holiday Recycling Challenge!

CONTINUED FROM PAGE 15

clable; put it in the trash can.

Gift Bags – Glossy gift bags or any with glitter or flocking goes into the trash can.

Holiday Cards – Cards without glitter or foil can go into the recycling bin.

Ribbon and Bows – These go into the trash can.

Response to plastics article from National Public Radio

Many of my Lettuce Recycle readers contacted me about a recent story on NPR about plastic recycling. Here is the link to that story: <https://www.npr.org/2020/09/11/897692090/how-big-oil-misled-the-public-into-believing-plastic-would-be-recycled>. Ken Snipes, the director of Austin Resource Recovery, responded to that article. Fol-

lowing is the link to his response:

<http://www.austintexas.gov/blog/recycling-austin-remains-resilient-during-covid-19>.

Question from a Reader: Can I compost or recycle disposable masks?

No. They are made with non-woven materials and elastic, neither of which will compost. These must go into the trash.

Here is a very informative City of Austin recycling website that offers help in finding out how to recycle specific items: <http://www.austintexas.gov/what-do-i-do>.

If you have any questions or recycling ideas, please send them to: recycling@hpwbana.org ☼



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Neighbors gathered to build and paint two beautiful benches for the Shoal Creek pedestrian and bike lane improvement project. Lyman Labry built and supervised, Diana Wheeler's kids primed, and Amanda Cagle's son Charles painted one while Gillian Redfearn painted the other. Please look for the results and feel free to stop and rest on one! ☼



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